

Commanding Position on the Edge of the Village of Crwbin 0.71 of an Acre. Ideal Pony Paddock. .Large Parking Area & Detached Garage. Lovely Spacious Character Family Home. Crwbin, Kidwelly, Carmarthenshire



Bryn Meusydd, Crwbin, Kidwelly, Carmarthenshire. SA17 5BY.

£370,000

R/5001/NT

Plenty of space with this character property *** Set in three quarters of an acre of paddock and grounds
Ample parking area with detached garage ***Pony paddock/ large lawn which would be a paradise for the dogs in our lives ***A lovely character property with a commanding position offering high coved ceilings, original fireplace, wooden and quarry tiled floors, large double glazed windows to leave in the natural light and 3 good sized double bedrooms

*** Situated in a rural location on the edge of Crwbin village and convenient for traveling to Cross Hands, Carmarthen, Llanelli and Pembrey Country Park with large sandy beach etc



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Location

Crwbin is a rural village between the Gwendraeth Fawr and Fach valleys, Pontyberem is 2 miles offering excellent day to day facilities which include Mini supermarket, Doctors Surgery and chemist, eateries, school, rugby and cricket clubs. Cross Hands with M4 dual carriageway connection is 8 miles approx. The towns of Carmarthen and Llanelli are 7 & 12 miles approx with excellent facilities. Pembrey Country Park with large sandy beach, enclosed cycle track and dry ski slope is 12 miles approx. Close to The National Botanic Gardens of Wales and Ffoslas Horse Racing Course.

Entrance Hallway

Entrance door, staircase to first floor, wooden flooring, radiator. Open to:

Living Room

3.3m x 3.26m (10' 10" x 10' 8")

Double glazed window to front, fireplace with woodburner, wooden flooring.



Dining Room

4.06m x 3.33m (13' 4" x 10' 11")

Double glazed window to front, feature fireplace with an open chimney, wooden flooring.



Kitchen Breakfast Room

7.95m x 2.51m (26' 1" x 8' 3")

Double glazed sliding patio doors to the rear garden, double glazed window to side. Range of base units with worktop over and matching wall units. 1 & 1/2 bowl sink drainer and mixer tap, Rangemaster electric cooker with double oven, grill and 5 ring induction hob. Quarry tiled floor, radiator, door to:



Utility Room

Double glazed window to side, plumbing for a washing machine, red quarry tiled floor.

Landing

Double glazed window to front, radiator.

Bedroom

4.47m x 3.23m (14' 8" x 10' 7")

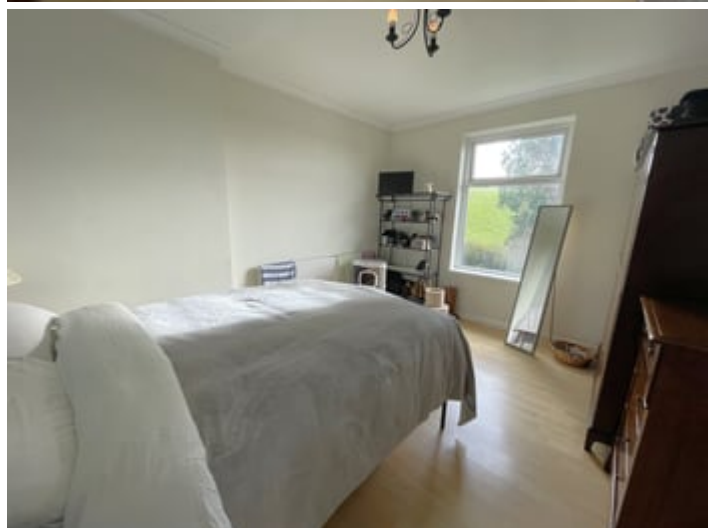
2 double glazed windows to front, radiator.



Bedroom 2

4.06m x 3.35m (13' 4" x 11' 0")

Double glazed window to front, radiator.



Bedroom 3

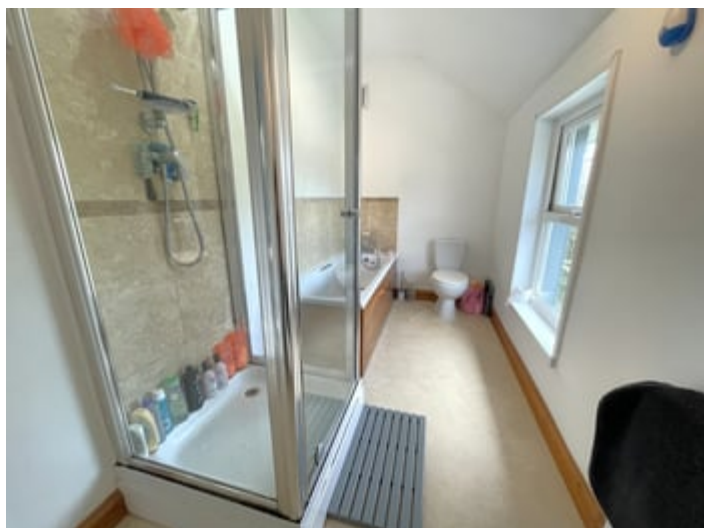


3.35m x 2.74m (11' 0" x 9' 0")

Double glazed window to rear, radiator, loft access.

Bathroom

Double glazed window to rear, bath, shower cubicle, low level WC, wash hand basin, localised wall tiles.



Externally

Gated entrance with a tarmac driveway/turning and parking area leading to the detached garage. Gardens lie to the front, side and rear of the house. Second gate provides access to the paddock with a woodstore, this land lies behind the property. The total area amounts to 0.71 Acre. The rear lawned garden is an ideal area to run the dog or keeping a pony over the winter months.





Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, private drainage and oil central heating.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax Band

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: E.



1ST FLOOR



GROUND FLOOR

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (41)

Has the property been flooded in last 5 years?

No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

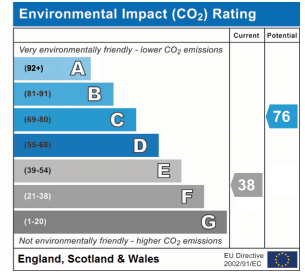
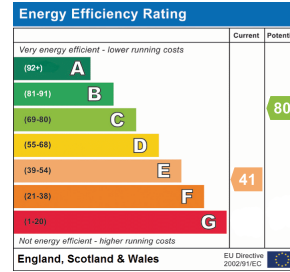
Construction Type

Traditional



Directions

Directions : From Carmarthen take the A 484 south towards Llanelli. After 2 miles in the village of Cwmffrwd turn left onto the B4309 and left again towards Pontyberem on the B4306. Carry on this road through Llangyndeyrn and onto Crwbin. Go through the village and as you leave go round a sharp left bend and after a short distance the entrance to the property will be found on the left hand side.



For further information or to arrange a viewing on this property please contact :

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